

College Area Community Planning Board (CACPB)  
Minutes from the Regular Meeting: March 11, 2024, at 6:30 pm  
College Rolando Library, 6600 Montezuma Rd.

P	Tom Silva	President	P (A3)	Roie Moyal
P (A1)	B.J. Nystrom	Vice President	P (A3)	Troy Murphree
P (A1)	Ann Cottrell	Secretary	P (A1)	Jose Reynoso
A (A4)	David Cook	Treasurer	P (A1)	Susan Richardson
P (A2)	Diana Lara	SDSU Appointee		Open
A (A4)	Melvin Ridley III	SDSU AS Appointee		Open
P (A2)	Jim Schneider	BID Representative		Open
P (A3)	Robert Higdon			Open
P (A1)	Mike Jenkins			Open
P (A2)	Robert Montana			Open

TOTAL BOARD MEMBERS: 20 (momentarily 14) P= present L= Late A– Absent (1),(2),(3) = 1st, 2<sup>nd</sup>, 3rd absence. CP 600-24, Art. IV, Sec 1: “A vacancy exists upon the 3rd consecutive absence or 4th absence in 12 months (April-May)

**Call to Order:** 6:30 p.m.

**I. Approval of Agenda**

M approval: Richardson, S: Schneider Unanimous approval \*carried

**II. Approval of Minutes of February 12, 2024 meeting**

M approval: Reynoso, S: Higdon Y: 11, N: 0, A: 1 (Cottrell, absent) \*carried

**III. Public Comment on non-agenda items within the jurisdiction of CACPB.**

*A. Laura Riebau, El Cerrito,*

Clean California is a new Caltrans program for community clean ups (in contrast to highway cleanups) Participants in clean ups can be paid. ECCC would like to see various activities to educate people about not littering etc.

**IV. Representative Updates**

*A. Jefferey Nguyen, CD 9*

1. Today Council unanimously passed \$15 million to fund park improvements using the new citywide Developer Impact Fee (DIF). Citywide DIF puts all DIF fees into a single citywide account to be distributed according to need with emphasis on under-served communities. In the past, DIF fees stayed in communities where they were generated, favoring wealthier communities. College Area’s Montezuma Park got \$1 million for planning & executing (not necessarily completing) improvements there.
2. College Av., stretching north past I-8, will have an overlay; the CIP map says construction will be December 2023 to August 2024. Alvarado Rd is scheduled for work & I’m not sure if that includes overlay. I’ll get confirmation on both.

*B. Diana Lara, SDSU*

1. Associated Students & CACC will have a community cleanup, 11am to 1 pm March 24.  
We will do this 1-2/year.
2. Spring dates: April 1-5 Spring Break, May 10-12 Graduation

*C. Jim Schneider, College Area Business District*

1. We strongly encourage the following in community plan update:
  - a. Mixed-use development on the commercial corridors (El Cajon, College, Montezuma), not just housing as is happening now.
  - b. Multimodal transportation on the 3 corridors; with major changes including roundabouts, bus & bike lanes & more commercial parking. We are doing a parking duration study on El Cajon (54<sup>th</sup> – 73<sup>rd</sup>) to facilitate future planning.
2. New housing
  - a. Impact Housing apartments (6400 El Cajon) are going up quickly using units built off site. They are faster, less expensive & have less community impact than traditional buildings.
  - b. It's good to see so much student housing along Montezuma; that should reduce demand on neighborhood homes for students.
3. New businesses introduced, these include some food, but also other kinds of establishment.

**V. New Business:**

*A. Ratification of Bylaws Amendments: Silva*

City planning staff completed its preliminary review of the College Area CPG Recognition Application, recommending minor changes. With Board approval, I made those changes & submitted them to the City on February 19. (Changes reviewed)

M to ratify amendments: Reynoso, S: Nystrom Y:11, N:0, A:1 (Lara, SDSU Rep) \*carried

*B. CACPB election for 7 open 3-year seats (1 due to term limits): Lara*

*Board members & attendees who meet CACPB qualifications may vote:*

1. Candidates are Yvonne Jones & B.J. Nystrom who is termed out but can be elected if open seats remain.
2. Jones & Nystrom are elected with 13 votes each & will be seated at the April meeting when officers will also be elected.
3. Board positions are all 3-year terms. We've had 1, 2 & 3 year terms in the past due to mid-term resignations etc.

**VI. Delegate Reports**

*A. Community Planners Committee: Silva.* tabled to next meeting due to time.

*B. Parks & Recreation update: Richardson.* No report

**VII. Adjournment 7:30 PM**

Minutes by Ann Cottrell, Secretary